

## CITY PLAN COMMISSION DOCKET

Tuesday, August 2, 2016

9:00 A.M.

26<sup>th</sup> Floor, Council Chamber**Members**

Babette Macy, Chair  
 Rev. Stan Archie, Vice-Chair  
 Bobbi Baker-Hughes  
 Margaret J. May

Enrique Gutierrez  
 Trish Martin  
 Coby Crowl  
 Diane Burnette

**9:00 A.M. – OTHER MATTERS**

- A. The City Plan Commission may hold a closed session to discuss legal matters and legal advice pursuant to Section 610.021 (1), RSMO.
- B. There may be general discussion(s) regarding current City Planning Commission issues.
- C. The City Plan Commission will generally take a short recess for approx. 10 minutes at approx. 10:30 a.m. and generally between 11:30 a.m. and noon for approx. 45 minutes for lunch.

Council Planner Docket  
 District No.

**9:00 A.M. -- FINAL PLATS & FINAL PLANS -- CONSENT AGENDA:**

The applicant or the applicant's representative shall sign the consent agenda form at the podium prior to 9:00 A.M. Those cases in which the applicant or representative has signed the consent agenda

form will not require that person to identify themselves as the case is called. If the applicant desires to testify, has concerns or questions regarding the Staff's recommendations or is not in agreement with the conditions, that opportunity to testify at the end of the consent agenda will be given to persons regarding those cases.

Council Planner Docket  
 District No.

**9:00 A.M. – CONSENT AGENDA**

- |   |    |    |   |
|---|----|----|---|
| 2 | JR | 1. | <p><b>Case No. 12970-P-27</b>– A request to approve a project plan on about 36.51 acres generally located at the southwest corner of NW Englewood Road and 169 Highway, to allow the development of a 6 building 328 unit apartment complex.</p> <p>Applicant: Taurus Investment Holdings, LLC, repr Lutjen, Inc.</p> |
|---|----|----|---|

City Plan Commission  
Page 2  
August 2, 2016

Council District   Planner   Docket No.

### CONSENT AGENDA

- |   |    |    |  |
|---|----|----|--|
| 3 | AW | 2. | <b>Case No. 14712-P</b> - To consider approval of a project plan on about .76 acres in District M1-5 (Manufacturing 1 dash 5) to allow for a retail store and parking, generally located at the SE corner of E 18 <sup>th</sup> Street and Prospect Avenue.<br>Applicant: Triple C Development, Inc.   |
| 2 | OA | 3. | <b>SD 0826O, Final Plat – Genesis Place - Detention Plat</b> - To consider approval of a final plat in District R-6 (Residential dash 6), on approximately 2.88 acres, generally located on the north side of NW Tiffany Springs Road between N. Lenox Place and N. Robinhood Avenue, creating one (1) stormwater detention tract.<br>Applicant: Green Hills Investors, LLC                                      |
| 2 | OA | 4. | <b>SD 0826N, Final Plat – Genesis Place, Second Plat</b> - To consider approval of a final plat in District R-6 (Residential dash 6), on approximately 18.16 acres, generally located at N. Lenox Place between NW 96 <sup>th</sup> Terrace and NW 96 <sup>th</sup> Place, creating 54 single family residential lots and two (2) tracts.<br>Applicant: Green Hills Investors, LLC                               |
| 1 | OA | 5. | <b>Case No. 10694-P-28</b> - About 35 acres generally located southwest corner of N. Arlington Avenue and NE Parvin Road, to consider approval of a Project Plan in District M1-5/US/ R-7.5 (Manufacturing 1 dash 5/ Underground Space/ Residential dash 7.5), to allow for expansion of the existing automotive related industrial facility.<br>Applicant: Hunt Midwest Real Estate Dev. Inc.                   |
| 2 | JR | 6. | <b>Case No. 12419-P-6</b> – Approximately 6 acres generally located on the west side of the terminus of NW 99 <sup>th</sup> Street and the east side of Hwy 169, to consider approval of a Chapter 80 final plan in District R-1.5 (formally R-4), to allow for a 63,000 square foot health and rehabilitation facility. (Continued from 07-05-16; No Testimony )<br>Applicant: Physicians Development Group LLC |

### END OF CONSENT AGENDA

City Plan Commission  
Page 3  
August 2, 2016

Council District   Planner   Docket No.

### NEW CASES

4      AW      7.      **Case No. 1684-V** – Proposed vacation a portion of right of way between Holmes Street and Locust Street and all utility easements over, under, across and along said right of way, all in Section 8, Township 49 North, Range 33 West, Kansas City, Jackson County, Missouri  
Applicant:      The Children's Mercy Hospital

3      AW      8.      **Case No. 1719-V** – A request to the alley south of E 18<sup>th</sup> Street from the east line of Prospect Avenue to the west line of Montgall Avenue all in Kansas City, Jackson County, Missouri, Section 33, Township 49, Range 10 West.  
Applicant:      CRV LLC

### CONTINUED CASES

4      AW      9.      **Case No. 7411-P-3** – A request to rezone approximately 1.32 acres generally located at the northwest corner of Walnut Street and E. 46<sup>th</sup> Street from District R-0.5 (Residential 0.5) and R-5 (Residential 5) to District R-0.5 (Residential 0.5). (Continued from 07-19-16; Testimony Given; Required Quorum: Archie, Crowl, Gutierrez, Macy, May, Martin)  
Applicant:      Pulse Development, LLC repr. Landplan Engineering

4      AW      10.      **Case No. 7411-P-4** -- Approximately 1.32 acres generally located at the northwest corner of Walnut Street and E. 46<sup>th</sup> Street to allow for a development plan for a mixed use project consisting of approximately 42,513 square feet consisting of 98 residential units. (Continued from 07-19-16; Testimony Given; Required Quorum: Archie, Crowl, Gutierrez, Macy, May, Martin)  
Applicant:      Pulse Development, LLC repr. Landplan Engineering

### NEW CASE

4      OA      11.      **Case No. 14713-P** – About 50 acres in an area bounded by Union Pacific Rail Road on the north, Kansas City Terminal Rail Road on the south, I-435 on the east and Kansas City Southern Rail Road tracks on the west, to consider approval of a development plan in District M1-5 (Manufacturing 1 dash 5), to allow for two structures on one lot (a new 60,000 square foot maintenance building in addition to the existing building).  
Applicant:      ASM Engineering Consultants, LLC

City Plan Commission  
Page 4  
August 2, 2016

Council Planner Docket  
District No.

### CONTINUED CASE

- |   |    |     |   |
|---|----|-----|---|
| 2 | OA | 12. | <p><b>Case No. 6460-UR-15</b> – About 93 acres generally bordered by Metro North Drive on the north, NW Barry Road on the south, N. Wyandotte Street on the east and Hwy 169 on the west, to consider rezoning the tract of land from District B3-2 (Community Business dash 2) to District UR (Urban Redevelopment), and approval of a development plan that allows for redevelopment of the existing Macy's building and construction of 885,000 square feet of mixed use commercial, hotel, theater and 150 residential units with 4,643 parking spaces, on 21 lots, in fourteen (14) phases. (Continued from 06-07-16; No Testimony)<br/>Applicant: Metro North Crossing, LLC, repr Land Plan Engineering, P.A.</p> |
|---|----|-----|---|

### NEW CASES

- |   |    |     |   |
|---|----|-----|---|
| 2 | PN | 13. | <p><b>Case No. SD 1540 – PWAH – Preliminary Plat</b> – Request to approve the preliminary plat of PWAH, creating one commercial lot on approximately 0.83 acre generally located 116 ft. south of N.W. 72<sup>nd</sup> Street and on the east side of Interstate 29 in District B3-2 (Community Business, dash 2).<br/>Applicant: PWAH Facility, LLC,</p> |
| 2 | PN | 14. | <p><b>Case No. SD1540A</b> – Request to approve the final plat of PWAH, creating one commercial lot on approximately 0.83 acre generally located 116 ft. south of N.W. 72<sup>nd</sup> Street and on the east side of Interstate 29 in District B3-2 (Community Business, dash 2).<br/>Applicant: PWAH Facility, LLC,</p>                                 |

### 9:30 A.M. CONTINUED CASE

- |   |    |     |   |
|---|----|-----|---|
| 4 | AW | 15. | <p><b>Case No. 1728-V</b> – A request to vacate the south portion of the north/south alley next east of Bellevue Avenue and north of W. 44<sup>th</sup> Street. (Continued from 07-19-16)<br/>Applicant: White Goss</p> |
|---|----|-----|---|

City Plan Commission  
Page 5  
August 2, 2016

Council District   Planner   Docket No.

### NEW CASES

- |    |       |     |   |
|----|-------|-----|---|
| CW | AW/PN | 16. | <b>Case No. 254-S-317</b> – Request to amend Chapter 88, Code of Ordinances, through revisions and clarifications throughout the chapter in accordance with the Zoning & Development Code periodic review.<br>Applicant: City Planning and Development  |
| 2  | JD    | 17. | <b>Case No. 6029-P-31</b> – About 14.98 acres generally located on the east side of N Ambassador Drive between NW 88 <sup>th</sup> Street on the north and M-152 on the south, to consider rezoning the site from Districts R-2.5 (Residential 2.5) and B 3-3 (Community Business (dash 3) to District B 3-3 (Community Business (dash 3)).<br>Applicant: Henzlik Real Estate repr. Lutjen, Inc.  |
| 2  | JD    | 18. | <b>Case No. 6029-P-32</b> – About 14.98 acres generally located on the east side of N Ambassador Drive between NW 88 <sup>th</sup> Street on the north and M-152 on the south, to consider the approval of a development plan in District B 3-3 (Community Business (dash 3) for seven (7) retail buildings on five (5) lots.<br>Applicant: Henzlik Real Estate repr. Lutjen, Inc.  |
| 2  | JD    | 19. | <b>SD 1146G</b> , Final Plat of Tiffany Springs East – First Plat -- About 15 acres located east of N Ambassador Drive between M-152 and NW 88 <sup>th</sup> Street, to consider the approval of a final plat in District B 3-3 (Community Business (dash 3) for four lots and one detention tract.<br>Applicant: Tiffany Square, Inc.  |
| 2  | JD    | 20. | <b>Case No. 14519-MPD-3</b> – About 51.86 acres generally located on the east side of I-29 between NW 79 <sup>th</sup> Street and NW 82nd Court, to consider rezoning from District B 3-3 (Community Business (dash 3)), District R-7.5 (Residential 7.5) and District R-80 (Residential dash 80) to District MPD (Master Planned Development) and approval of a development plan that serves as a Preliminary Plat for proposed commercial and residential development.<br>Applicant: Warger Associates, LLC |



Any person with a disability desiring reasonable accommodation to participate in this meeting may contact the 311 Action Center at 311 or (816) 513-1313 or for TTY 513-1889 or by email at [actioncenter@kcmo.org](mailto:actioncenter@kcmo.org).

DB:nw